



Village of Canal Winchester
36 South High Street
Canal Winchester, Ohio 43110
Chris Strayer, Development Director
Phone Number 614-837-7493 Fax Number 614-837-0145

Property Address or Location: **10229 Busey Rd.**

Owner's Name: **South Central Power Co.**

Acreage: **10 acres**

Zoning: **LM, Limited Manufacturing**

Building Size (if applicable): **NA**

Building Specifications (if applicable): **NA**

Utility Information:

Sanitary - 21" on East PL, 12" off Howe Pkwy. to SCP building

Water - 12" on East PL, 8" off Howe Pkwy. to SCP building

Transportation (modes, locations, etc.):

- **Roadway**
 - Located at signalized intersection of Diley Rd. and Busey Rd.
 - Diley Rd. reconstructed in 2007 to four lane cross-section with signalized intersection to be installed as needed
 - US 33 four lane limited access highway ¼ south of park
 - ADT on Diley Rd.: 2005- , 2030-50,000
- **Rail** – not available on site, Rickenbacker intermodal yard under construction 8 miles from site
- **Air**
 - Rickenbacker International 8 miles from site,
 - Columbus International 20 miles from site

Incentives: **Canal Winchester Community Reinvestment Area #2, 15 year 100% property tax abatement**

Recommended Use: **Retail, Office, Industrial**

